



## **MINUTES OF A PUBLIC HEARING MEETING**

**Monday, March 5, 2018**

**7:00 p.m.**

**Council Chambers, Langley City Hall  
20399 Douglas Crescent**

**Present:** Mayor Schaffer  
Councillor Arnold  
Councillor Albrecht  
Councillor Martin  
Councillor Pachal  
Councillor Storteboom  
Councillor van den Broek

**Absent:** Councillor Arnold

**Staff Present:** F. Cheung, Chief Administrative Officer  
R. Bomhof, Director of Engineering, Parks and Environment  
K. Hilton, Director of Recreation, Culture and Community Services  
D. Leite, Director of Corporate Services  
G. Minchuk, Director of Development Services and Economic Development  
R. Beddow, Deputy Director of Development Services and Economic Development  
K. Kenney, Corporate Officer

### **1. CALL TO ORDER**

Mayor Schaffer read a statement regarding the procedure to be followed for the Public Hearing.

The Corporate Officer advised that notification of the Public Hearing had been publicized in the following manner:

Notice was placed on the City Hall notice board on February 20<sup>th</sup>. Notices were mailed and hand delivered to properties within 100 metres of the subject properties and newspaper advertisements were placed in the February 22<sup>nd</sup> and March 1<sup>st</sup> issues of the Langley Advance. One piece of correspondence was received in relation to Bylaw No. 3050 and was circulated to Council; no correspondence was received in relation to Bylaws 3053 and 3049.

## **2. BUSINESS**

### **a. Bylaw 3053 - Discharge Land Use Contract No. 23-73**

To authorize the discharge of Land Use Contract No. 23-73 from the property located at 20217 44 Avenue to facilitate application for a secondary suite.

The Mayor invited Gerald Minchuk, Director of Development Services to speak to the proposed bylaw.

Mr. Minchuk advised that the purpose of the bylaw was to authorize the discharge of the Land Use Contract from the title of the property located at 20217 44 Avenue to facilitate application by the homeowner for a secondary suite.

The Mayor invited those in attendance who deem their interest in property affected by the proposed bylaw and development permit to present their comments.

Richard Hamilton 20221 44 Avenue, advised that over the past year there have been numerous renters at the property with more than four people occupying the house at one time which has not been an enjoyable experience. He expressed concern with the excessive number of cars parked in the area due to the number of renters in the home, the frequent turnover of renters and the potential, if a new house is built with a secondary suite, for the whole house to be rented out rather than having the owner live on-site and only rent out the secondary suite.

Staff advised that as a condition of legalization of the secondary suite, the property owner must occupy the home as a principle dwelling unit. Mr. Hamilton expressed concern should the owner not comply with this requirement.

There were no further speakers.

### **b. Bylaw 3050 - Zoning Amendment**

To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 5453-198th Street, 19728, 19738, 19752, 19762, 19770, and 19780 55 Avenue from RM1 Multiple Residential Low Density Zone and RS 1 Single Family Residential Zone to CD53 - Comprehensive Development Zone to accommodate a 3-storey 64 unit townhouse complex.

The Mayor invited Brian Shigetomi, Atelier Pacific Architecture Inc. to speak to the proposed bylaw and development permit.

Mr. Shigetomi provided information on the proposed development which is identified as Phase 3 of the Terrace Project, as follows:

- Context plan and neighbourhood analysis
- Official Community Plan compliances
- Site plan
- Second floor, third floor and roof deck plan on property
- Parking plan
- Sustainability features on site, within units and construction
- Crime Prevention Through Environmental Design (CPTED)
- Streetscape and coloured elevations
- Public information meeting
- Landscape plan

The Mayor invited those in attendance who deem their interest in property affected by the proposed bylaw and development permit to present their comments.

Keith Green, representing the Strata Council of the Huntsfield Green townhouse complex, 1649 - 53 Avenue, thanked the developer for being a good neighbour in addressing parking and landscape concerns raised by the Strata Council relative to the development.

There were no further speakers.

c. Bylaw 3049 - Zoning Amendment

To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 19608, 19618, 19630, 19642 56th Avenue from RS-1 – Single Family Residential Zone to CD52 - Comprehensive Development Zone to accommodate a 26 unit 3-storey townhouse development.

The Mayor invited Fred Adab, Fred Adab Architecture to speak to the proposed bylaw and development permit.

Mr. Adab provided information on the proposed development as follows:

- Project statistics
- Context photos
- Site plan
- Perspective view from 56 Ave. rendering
- 56 Avenue and 196 Street streetscapes
- Exterior finishes and colour
- Block 1 floor plans
- Livability, energy saving and green measures
- Crime Prevention Through Environmental Design (CPTED)

Meredith Mitchell, M2 Landscape Architecture, provided information on the landscape plan.

The Mayor invited those in attendance who deem their interest in property affected by the proposed bylaw and development permit to present their comments.

There were no speakers.

**3. MOTION TO CLOSE PUBLIC HEARING**

MOVED BY Councillor Martin

SECONDED BY Councillor Storteboom

THAT the Public Hearing close at 7:21 pm.

CARRIED

---

MAYOR

---

CORPORATE OFFICER